



PLANNING BOARD

Notice of Public Meeting

Filed with Town Clerk:

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2021-03-19

10:33 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

DATE: **Wednesday, March 24, 2021** **TIME: 7:00pm**

PLACE: Virtual meeting ADDRESS: ROOM: Virtual

Pursuant to **Governor Baker's March 12, 2020**, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the **Governor's March 15, 2020** Order imposing strict limitation on the number of people that may gather in one place.

Welcome to the Planning Board meeting for **Wednesday, March 24, 2021**. This meeting is being televised by Chelmsford Telemedia and is being conducted remotely.

Time: Mar 24, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84355946528?pwd=dXlQd2JhdGFiRXI1eEltMThxWVZuQT09>

Meeting ID: 843 5594 6528

Passcode: 528060

Call into the meeting – 929-205-6099

Agenda

Minutes- 1-27-2021 <https://www.townofchelmsford.us/DocumentCenter/View/12379/1-27-2021>

Administrative Review:

36 Wildwood **PB# 2016-13** **Request Extension/Vote Covenant**

Glenn Kohl, 26 Wildwood St. Requests extension of the definitive subdivision and vote to accept the Form J, Private way covenant.

<https://www.townofchelmsford.us/DocumentCenter/View/12381/Form-J---Wildwood>

<https://www.townofchelmsford.us/DocumentCenter/View/12382/26-Wildwood-Plan-re-Lots-2A-and-2B-002>

Street Acceptances for Spring Town Meeting 2021 – Steve Jahnle, Asst. DPW Director

<https://www.townofchelmsford.us/DocumentCenter/View/12377/Combined-Street-Acceptance-Packets>

61 Dunstable Road **PB# 2021-02** **Review/Sign Decision**

61 Dunstable Road, Christopher Sullivan, Seeks a finding of Applicability under CEIOD for the property at 61 Dunstable.

<https://www.chelmsfordma.gov/DocumentCenter/View/12309/61-Dunstable-CEIOD-applicability-2-24-2021>

<https://www.chelmsfordma.gov/DocumentCenter/View/12310/61-Dunstable-CEIOD-applicability-Plans-2-24-2021>

CONTINUED PUBLIC HEARINGS:

Spring Town Meeting Warrant Articles:

https://www.townofchelmsford.us/DocumentCenter/View/12311/CA-CB-CC-CD-CV-IA_Zone_aerial

https://www.townofchelmsford.us/DocumentCenter/View/12312/CB_IA_Zone_aerial

<https://www.townofchelmsford.us/DocumentCenter/View/12313/PB-Zoning-Warrant-articles-STM-2021>

The Chelmsford Planning Board will conduct a Public Hearing on **Wednesday, January 27, 2021, at 8:00 P.M.** for on an application submitted by Page & Trahan Companies for property located at **248 Princeton Street** for the **construction of a ten (10) unit multi-family development with associated site improvements located on a newly created lot.** The site is located in the CB Commercial District and consists of approximately 32,637 sq. ft. as shown on Assessors Map 20, Block 54, Lot 9. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District and associated Special Permits per Sections 195-111.D for a Residential Use; Section 195-114 for increased FAR and Article XXIII Inclusionary Housing Bylaw.

New:

<https://www.chelmsfordma.gov/DocumentCenter/View/12338/248-princeton-cover-letter-2121PB22221>

<https://www.chelmsfordma.gov/DocumentCenter/View/12337/248-Princeton---Fire-Truck-2128FireTruck22121>

<https://www.chelmsfordma.gov/DocumentCenter/View/12339/248-Princeton-Site-Plan-2128SitePlan22121>

<https://www.chelmsfordma.gov/DocumentCenter/View/12340/248-Princeton-Standard-9-2121OM22121>

New Public Hearings:

The Chelmsford Planning Board will conduct a Public Hearing on **Wednesday, March 24, 2021, at 7:00 P.M.** at the Chelmsford Town Offices, 50 Billerica Road, Room 204, to consider the application of The **RMR Group LLC**, for property located at **330 Billerica Road** for the **reuse and an existing 5,675 sq. ft. into a 125 seat fast casual restaurant with a drive-though and associated site improvements.**

The site is located in the IA zoning district and is shown as parcel Id 97, Block 291 Lot 1consisting of approximately 319,457 sq. ft. The applicant requests approval under Article XXIV, Business Amenity Overlay District”, sub-sections 195-145 C. (4), and Article XXI, **Community Enhancement and Investment Overlay District (CEIOD)** sub-sections 195-111 C (1), 195-115 B,C and D, 195-116 and associated Special Permits per Article XIV Aquifer Protection District sub-sections 195-7, 195-74, 195-75, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

<https://www.townofchelmsford.us/DocumentCenter/View/12327/330-Billerica-Road-Application-PB>

Traffic Study pg. 34

<https://www.townofchelmsford.us/DocumentCenter/View/12328/330-Billerica-stamped-cover-letter>

New business Discussion / Schedule Worksession

Old Business

Next meetings *April 14, 2021* *April 28, 2021*